

# **Addendum and Errata Sheet**

## **East Rockville Neighborhood Plan**

**Mayor and Council of Rockville**  
**March 8, 2004**

The following changes are to be made to the Planning Commission Approved Draft, dated December, 2004, which includes changes recommended by the Planning Commission during its review.

### ***Chapter 2: Redevelopment Areas***

Note: All references to the TC-1 Zone should be replaced with the TCE (Town Center East) Zone.

#### **Redevelopment Concept (p. 18)**

The desired uses in the new buildings include community-serving retail uses such as dry-cleaners, coffee shops, banks, professional offices and other complementary uses. New buildings should front directly on sidewalks, at heights of two or three stories, as the maximum height limit in the new zone will be 45 feet. Parking lots must be located to the rear of the buildings, and not be visible from the street. The ground floor level should consist of storefronts, small professional offices and arts-related uses. Second story uses include small-scale offices and multifamily units such as lofts. Loft-style residences should be located above the first story of buildings, which could create the potential for live-work units in the area, in conjunction with certain retail, personal services or other uses. Live-work units are especially suited for artist housing and in mixed-use areas like what is envisioned in the corridor. In addition, an appropriate anchor for the corridor could be a Rockville Science Complex, which would consist of a biotechnology museum, historical display and educational meeting space, and function as a destination point for the area.

North Stonestreet Avenue should be transformed into a boulevard, with a ~~minimum 8 to 10 feet wide~~ planted median, wide sidewalks with decorative paving patterns, street trees and planting areas, period street lighting, pedestrian zones for outdoor seating and other street amenities....<sup>1</sup>

#### **Recommendations, p. 23**

- Encourage the provision of live-work units within the Stonestreet corridor. Units with ground floor retail or personal services uses with residential units above are preferred, as are loft units where artists could live and work within the same units.
- Develop a Science Complex including a science museum, a science center and science meeting center. The preferred location for the Science Complex is on the Montgomery County Public Schools property, on either the east or west side of Stonestreet Boulevard, between just south of the proposed traffic circle and Howard Avenue.

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<sup>1</sup> All references in the Plan to a minimum 8 to 10 feet dimension for the North Stonestreet Boulevard median width should be deleted. No minimum width should be specified.

## ***Chapter 6: Implementation Strategies***

### **Zoning Changes, p. 62**

The intent of the new TCE zone is to provide for a more varied mix of retail, office, multifamily residential and personal service uses in the corridor. Although based on the TC-1 Zone, the permitted uses in the TCE Zone will need to be studied and reviewed to ensure that the new zone will meet the intent of the Plan. For example, the use category of libraries, museums and art galleries and studios is not currently permitted in the TCO-1 or draft TC-1 Zone, but should be in the TCE Zone. In addition, industrial arts space may also be appropriate, and live-work units should be expressly permitted in the zone. This will require an amendment to the Zoning Ordinance, along with appropriate standards. Some of the uses that exist in the I-1 Zone may also be permitted in the new TCE Zone, while other uses in the corridor will be grandfathered. Although the subsequent *Implementation Strategy Study* and zoning text amendments will evaluate the permitted and grandfathered uses in the new zones, this Plan recommends explicitly that uses to support the cultural district concept, including the category of “libraries, museums, and art galleries,” be added as permitted uses in the TCE Zone.

### **Map Changes**

The following changes to the Plan’s proposed land use map are approved as follows:

- Designation of the southernmost parcel owned by Montgomery County Public Schools, on the west side of North Stonestreet Avenue, from “Mixed Use Development” to “Attached Residential” on the Proposed Land Use Map, and a corresponding change to the Preliminary Zoning Map for this same property to be changed from TCE to the “R-60 (Appropriate for RTH development procedure)” Zone. Designation of this MCPS property opposite Howard Avenue as “Science Complex” to remain.
- Designation of the northern portion of the Metro station site as “Mixed Use Development”, rather than “Commercial”. Designation of the southern portion of the Metro station to be “Attached Residential” rather than “TC-Preferred Residential – Single Family Detached.”

Text shown as underlined will be added to the document. ~~Text shown in strikethrough will be deleted.~~

/rjw